Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

107/9 Darling Street, South Yarra Vic 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price	\$589,000

Median sale price

Median price \$570,000	Pro	pperty Type Uni	t	S	Suburb	South Yarra
Period - From 14/11/2018	to	13/11/2019	Sou	urce R	REIV	

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	709/1 Roy St MELBOURNE 3004	\$590,000	20/09/2019
2	1908/3 Yarra St SOUTH YARRA 3141	\$580,000	28/06/2019
3	902/35 Malcolm St SOUTH YARRA 3141	\$570,000	11/09/2019

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

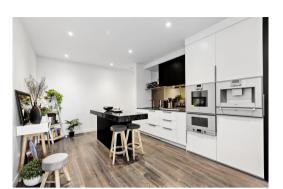
This Statement of Information was prepared on:	14/11/2019 16:19





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Indicative Selling Price \$589,000 Median Unit Price 14/11/2018 - 13/11/2019: \$570,000





Property Type: Strata Unit/Flat Land Size: 68+7 (approx.) sqm

approx

Agent Comments

Comparable Properties



709/1 Roy St MELBOURNE 3004 (REI/VG)

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1

4

Price: \$590,000
Method: Private Sale
Date: 20/09/2019

Property Type: Apartment

Agent Comments



1908/3 Yarra St SOUTH YARRA 3141 (REI/VG) Agent Comments

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Price: \$580,000 **Method:** Private Sale **Date:** 28/06/2019

Rooms: 3

Property Type: Apartment



902/35 Malcolm St SOUTH YARRA 3141

(REI/VG)

2 2





Price: \$570,000 **Method:** Private Sale **Date:** 11/09/2019

Rooms: 4

Property Type: Apartment **Land Size:** 14533 sqm approx

Agent Comments

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140



